

**BOROUGH OF GIBBSBORO  
COUNCIL MEETING MINUTES  
March 26, 2025  
7:00 P.M.**

**Meeting called to order** at 7:00 p.m.

**Pledge of Allegiance**

**Moment of Silence** for Florine Guy

**Mayor Campbell read the Opening Statement:** "All the notice requirements of the Open Public Meeting Act have been complied with in full."

**ROLL CALL**

Present:

Councilman Mitchell Brown  
Councilman Fred Deterding  
Councilwoman Christine Karcsh  
Councilman Ronald Rickert  
Councilman John Ritz  
Councilman Glenn Werner

Absent:

Professionals:

Jennifer McPeak, Siciliano & Associates  
Shawn Seroka, Engineer

Salvatore J. Siciliano, Solicitor

**ORDINANCES FOR FIRST READING**

**ORDINANCES FOR SECOND READING**

**BUDGET INTRODUCTION**

2025-3-70      RESOLUTION APPROVING MUNICIPAL BUDGET OF THE BOROUGH OF GIBBSBORO, COUNTY OF CAMDEN FOR FISCAL YEAR 2025

Motion to approve introduction of 2025 budget: Councilman Rickert, second Councilman Brown

Poll:    Ayes – Brown, Deterding, Karcsh, Rickert, Ritz, Werner

**RESOLUTIONS**

2025-3-71      RESOLUTION AUTHORIZING THE ADJUSTMENT OF 2024 PROPERTY TAX TO JAMAL EL, A 100% DISABLED VETERAN, AT BLOCK 18.04, LOT 2

2025-3-72      RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OF SALE BETWEEN THE BOROUGH OF GIBBSBORO AND MRL DEVELOPMENT LLC FOR BLOCK 69.02, LOTS 17.01, 17.02 AND 18

2025-3-73      RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN

MARCH 26, 2025

AGREEMENT OF SALE BETWEEN THE BOROUGH OF GIBBSBORO AND  
ALDO TAGLIAFERRO FOR BLOCK 68, LOT 6

- 2025-3-74 RESOLUTION OPPOSING SENATE BILL NO. S-1408
- 2025-3-75 RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A CONSENT TO  
THE ASSIGNMENT OF THE CURRENT CONTRACT FOR SOLID WASTE  
AND RECYCLABLE MATERIALS COLLECTION SERVICE BETWEEN THE  
BOROUGH OF GIBBSBORO AND GOLD MEDAL ENVIRONMENTAL OF  
NJ, INC TO SUBURBAN DISPOSAL, INC
- 2025-3-76 RESOLUTION AUTHORIZING A CONTRACT WITH AREA 51  
LANDSCAPING FOR LANDSCAPING SERVICES AT VARIOUS  
LOCATIONS IN THE BOROUGH OF GIBBSBORO
- 2025-3-77 RESOLUTION AUTHORIZING A CONTRACT WITH HYPERION TREE  
SERVICE, INC. FOR TREE REMOVAL SERVICES AT VARIOUS  
LOCATIONS IN THE BOROUGH OF GIBBSBORO
- 2025-3-78 RESOLUTION AUTHORIZING A ONE-YEAR CONTRACT WITH GREG  
SMITH TREE SERVICE LLC FOR TWO-HOUR EMERGENCY TREE  
REMOVAL SERVICES IN THE BOROUGH OF GIBBSBORO

Public comment on pending resolutions: None

Motion to approve resolutions: Councilman Ritz, second Councilman Rickert

Vote: Ayes unanimous (Councilman Brown voted Nay on 2025-3-71)

**REPORT OF MUNICIPAL OFFICERS**

Borough Clerk (X)  
Construction Official (X)  
Tax Collector (X)  
Treasurer (X)  
Compliance Officer (X)

Risk Manager (X)  
Police Department ()  
Sewer Clerk (X)  
Court Clerk (X)  
Fire Official (X)

**COUNCIL COMMITTEE REPORTS**

PUBLIC WORKS  
PUBLIC EVENTS  
INSURANCE  
TRASH & RECYCLING / HEALTH  
RECREATION / L&I / PLANNING BOARD  
POLICE  
MAYOR'S REPORT

Councilman Rickert  
Councilwoman Karsh  
Councilman Werner  
Councilman Deterding  
Councilman Ritz  
Councilman Brown  
Mayor Campbell

Motion to put written reports on file for one year

## **CORRESPONDENCE**

To: Mayor Campbell  
From: Tom Morris, Communications & Grant Specialist  
Kingsway Learning Center & Services  
Re: Trail beautification project  
Action: The learning center will work with the Gibbsboro Community Garden to find an appropriate project and location

## **OLD BUSINESS**

## **NEW BUSINESS**

### **1. ENVIRONMENTAL COMMISSION TREE INVENTORY PRESENTATION**

Dave Evans, along with Andrew Parsinitz and James Coulter presented a Tree Inventory Survey prepared by the Environmental Commission. The goal of the inventory identify large, old, and significant trees in the Borough. The Commission surveyed large trees, mainly on public land, to determine their age and species. Many significant trees were identified, some of which are also included in the County and State inventory of trees.

### **2. POLICE APPOINTMENT – TYLER GOODMAN**

2025-3-79 RESOLUTION APPOINTING TYLER GOODMAN AS A REGULAR FULL TIME POLICE OFFICER TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

Motion to approve: Councilman Brown, second Councilwoman Karcsh

Poll: Ayes – Brown, Deterding, Karcsh, Rickert, Ritz, Werner

### **3. FACILITIES USE REQUEST**

Applicant: Gibbsboro School  
Facility: Babe Ruth & Little League Fields at Cricket Field  
Date/Time: March 12-June 1 (3:30-6:30 p.m.)  
Fee/Bond: Waiver requested

Applicant: GVAA  
Facility: Little League Field at Cricket Field  
Date/Time: May 24 & 25 (8:00 a.m.-2:00 p.m.)  
June 7 & 8, 2025 (8:00 a.m.-2:00 p.m.)  
Saturday & Sunday (8:00 a.m.-2:00 p.m.) – on as as-available basis

Fee/Bond: Waiver requested

Motion to approve requests and waive fees: Councilman Brown, second Councilman Rickert

Vote: Ayes unanimous

## **VOUCHERS**

Motion to dispense reading and approve vouchers in the amount of \$1,314,707.00: Councilman Deterding, second Councilman Brown

Poll: Ayes – Brown, Deterding, Karsh, Rickert, Ritz, Werner

## **MINUTES**

Motion to dispense reading and approve the minutes of 2/26/25: Councilman Rickert, second Councilman Ritz

Vote: Ayes unanimous

## **MEETING OPEN TO THE PUBLIC**

Thomas Maher, 138 West Clementon Road.  
Gary Finger, 68 Acadia Drive, Voorhees.

## **CLOSED SESSION**

2025-3-80 RESOLUTION PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE BOROUGH COUNCIL MEETING FOR THE DISCUSSION OF LITIGATION

Motion to approve: Councilman Brown, second Councilman Ritz

Vote: Ayes unanimous

\* \* \* \* \*

Motion to return to open session

2025-3-81 RESOLUTION AUTHORIZING THE APPROVAL OF A SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER IN THE MATTER OF THE APPLICATION OF THE BOROUGH OF GIBBSBORO

Motion to approve settlement agreement: Councilman Brown, second Councilman Rickert

Poll: Ayes – Brown, Deterding, Karcsh, Rickert, Ritz, Werner

## **CLOSING COMMENTS**

### **MEETING OPEN TO THE PUBLIC**

James Coulter, 139 Manor Road.  
Len Orzechowski, 150 Berlin Road  
Andrew Parsinitz, 112 West Clementon Road  
Kathy Alexander, 7 Driftwood Way  
Barbara Shelton Gerace, 4 Farwood Road

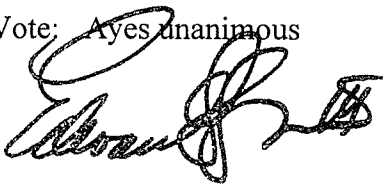
## **INFORMATIONAL**

1. Next regular meeting of the Borough Council is April 23, 2025 at 7:00 p.m.
2. Miss Gibbsboro Pageant is scheduled for Saturday, March 29<sup>th</sup> at the Gibbsboro School at 5:00 p.m.
3. Easter Egg Hunt scheduled for Saturday, April 12<sup>th</sup> at 10:00 a.m. at the Cricket Field.

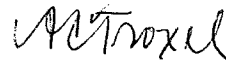
## **ADJOURNMENT**

Motion to adjourn the meeting at 9:45 p.m. Councilman Rickert, second Councilman Brown

Vote: Ayes unanimous



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

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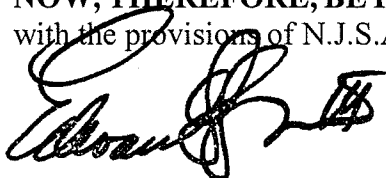
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2025-3-70

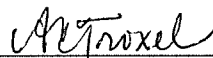
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
APPROVING MUNICIPAL BUDGET OF THE BOROUGH OF GIBBSBORO,  
COUNTY OF CAMDEN FOR FISCAL YEAR 2025**

**WHEREAS**, it is hereby certified that the Budget and Capital Budget annexed hereto and hereby made a part hereof is a true copy of the Budget and Capital Budget approved by Resolution of the Governing Body on the 26th Day of March, 2025.

**NOW, THEREFORE, BE IT RESOLVED** that public advertisement will be made in accordance with the provisions of N.J.S.A. 40A:4-6 and N.J.A.C. 5:30-4.4(d).



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk

2025-3-71

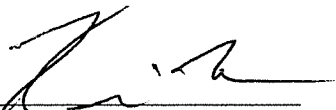
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE ADJUSTMENT OF 2024 PROPERTY TAX TO JAMAL EL, A  
100% DISABLED VETERAN, AT BLOCK 18.04, LOT 2**

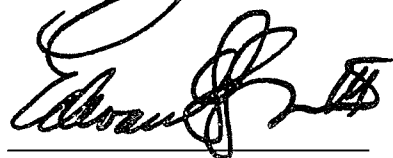
**BE IT RESOLVED**, by Mayor and Council of the borough of Gibbsboro, County of Camden and State of New Jersey that the following refund is to be issued. This refund is due to a 100% totally disabled veteran exemption 4<sup>TH</sup> quarter 2024 payment.

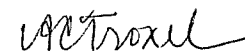
<u>Block</u>	<u>Lot</u>	<u>Owner</u>	<u>Refund</u>
18.04	2	El, Jamal & Bridgette	\$3346.25

Send refund to:  
CORE LOGIC  
ATTN: REFUNDS  
3001 HACKBERRY RD  
IRVING, TX. 70563

Approved for Accuracy:

  
\_\_\_\_\_  
Kevin Hatch, CTC  
Tax Collector

  
\_\_\_\_\_  
Edward G. Campbell, III  
Mayor

  
\_\_\_\_\_  
Amy C. Troxel, RMC  
Borough Clerk

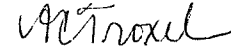
	AYE	NAY	ABSENT	ABSTAIN
BROWN		✓		
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

RESOLUTION AUTHORIZING THE ADJUSTMENT OF 2024 PROPERTY TAX TO JAMAL EL, A 100%  
DISABLED VETERAN, AT BLOCK 18.04, LOT 2

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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Amy C. Troxel, RMC  
Borough Clerk



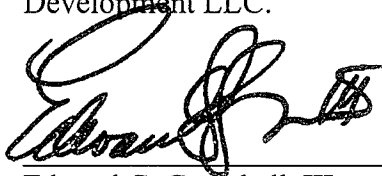
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OF SALE BETWEEN  
THE BOROUGH OF GIBBSBORO AND MRL DEVELOPMENT LLC FOR BLOCK  
69.02, LOTS 17.01, 17.02 AND 18**

**WHEREAS**, the Borough of Gibbsboro (Seller), with an address of 49 Kirkwood Road, Gibbsboro, NJ 08026 has agreed to sell Block 69.02, Lots 17.01, 17.02 and 18, which are undersized, non-conforming lots, to an adjacent property owner, MRL Development LLC (Buyer), with an address of 1509 Pittman Downer Road, Williamstown, NJ 08094; and

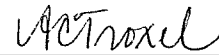
**WHEREAS**, the Borough of Gibbsboro and MRL Development LLC have agreed that the purchase price shall be \$21,000; and

**WHEREAS**, as condition of the sale, Buyer shall consolidate the purchased lots with present holdings, Block 69.02, Lots 17.01 and 17.02 and block 90.01, Lot 1 to create a single, new, conforming lot in the Borough of Gibbsboro.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor and Borough Clerk are hereby authorized to execute an agreement of sale between the Borough of Gibbsboro and MRL Development LLC.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

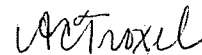
Adopted: March 26, 2025

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OF SALE BETWEEN THE  
BOROUGH OF GIBBSBORO AND MRL DEVELOPMENT LLC FOR BLOCK 69.02, LOTS 17.01, 17.02 AND

18

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

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Amy C. Troxel, RMC  
Borough Clerk

2025-3-73

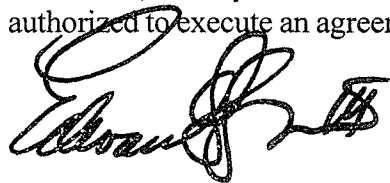
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OF SALE BETWEEN  
THE BOROUGH OF GIBBSBORO AND ALDO TAGLIAFERRO  
FOR BLOCK 68, LOT 6**

**WHEREAS**, the Borough of Gibbsboro (Seller), with an address of 49 Kirkwood Road, Gibbsboro, NJ 08026 has agreed to sell block 68, lot 6, which is undersized, non-conforming lot, to an adjacent property owner, Aldo Tagliaferro (Buyer), with an address of 21 Norcross Road, Gibbsboro, NJ 08026; and

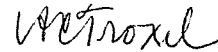
**WHEREAS**, the Borough of Gibbsboro and Aldo Tagliaferro have agreed that the purchase price shall be \$15,400; and

**WHEREAS**, as condition of the sale, Buyer shall consolidate the purchased lot with present holdings, block 68 lot 8.01 to create a single, new lot in the Borough of Gibbsboro.

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Gibbsboro, County of Camden, State of New Jersey, that the Mayor and Borough Clerk are hereby authorized to execute an agreement of sale between the Borough of Gibbsboro and Aldo Tagliaferro.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

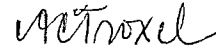
	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT OF SALE BETWEEN THE  
BOROUGH OF GIBBSBORO AND ALDO TAGLIAFERRO FOR BLOCK 68 LOT 6

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
OPPOSING SENATE BILL NO. S-1408**

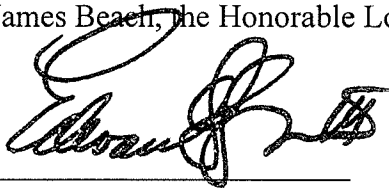
**WHEREAS**, the New Jersey Senate is considering bill S-1408, a bill that circumvents the New Jersey Municipal Land Use Law by establishing the mixed-use redevelopment of various distressed properties New Jersey municipalities as a permitted use under certain circumstances; and

**WHEREAS**, S-1408 ignores the responsibilities already placed upon municipalities to plan for the development and redevelopment of the municipality through various Master Plan elements including, but not limited to, the Housing Plan, Land Use Plan, and Recreation and Open Space Plan; and

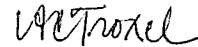
**WHEREAS**, the housing component would require a 20% set-aside for affordable housing units, independent of a municipality's Housing Plan; and

**WHEREAS**, any municipality wishing to entertain the redevelopment contemplated in S-1408 may accomplish the same result using the state's redevelopment laws if it so chose.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Gibbsboro that it expresses its opposition to S-1408 and that this resolution of opposition shall be forwarded to the bill's sponsors – Senators Troy Singleton and Benjie E. Wimberly as well as members of the New Jersey Senate and Assembly representing the Sixth District – the Honorable James Beach, the Honorable Louis Greenwald and the Honorable Melinda Kane.



Edward G. Campbell, III  
Mayor



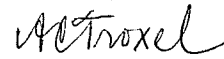
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

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IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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Amy C. Troxel, RMC  
Borough Clerk

2025-3-75

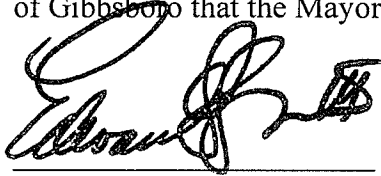
**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING THE MAYOR TO EXECUTE A CONSENT TO THE ASSIGNMENT  
OF THE CURRENT CONTRACT FOR SOLID WASTE AND RECYCLABLE  
MATERIALS COLLECTION SERVICE BETWEEN THE  
BOROUGH OF GIBBSBORO AND GOLD MEDAL ENVIRONMENTAL OF NJ, INC  
TO SUBURBAN DISPOSAL, INC**

**WHEREAS**, the Borough of Gibbsboro has a contract with Gold Medal Environmental of NJ, Inc. (Gold Medal) for the collection of solid waste and recyclable materials; and

**WHEREAS**, Suburban Disposal, Inc has entered an agreement to acquire the assets of Gold Medal including its current contract obligations; and

**WHEREAS**, the Borough of Gibbsboro hereby consents to the assignment of its current contract to Suburban.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Gibbsboro that the Mayor is authorized to execute a consent to the assignment.



Edward G. Campbell, III  
Mayor



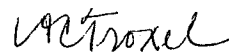
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
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KARCSH	✓			
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RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

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IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING A CONTRACT WITH AREA 51 LANDSCAPING FOR  
LANDSCAPING SERVICES AT VARIOUS LOCATIONS IN THE BOROUGH OF  
GIBBSBORO**

**WHEREAS**, the Borough of Gibbsboro held a public bidding March 19, 2025 for landscaping services at various locations in the Borough of Gibbsboro and;

**WHEREAS**, the Borough of Gibbsboro received five (5) bids for the project with the lowest responsible bidder being Area 51 Landscaping in the amount of \$26,500.00 and;

**WHEREAS**, the Borough of Gibbsboro is to award Area 51 Landscaping, 516 Elm Avenue, Audubon, New Jersey, 08106, for landscaping services at various locations and;

**NOW, THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey on this 26<sup>th</sup> day of March, 2025 to Area 51 Landscaping is awarded a contract for landscaping services at various locations in the Borough of Gibbsboro in the amount of \$26,500.00

**BE IT FURTHER RESOLVED** that Albert Stanley, Chief Financial Officer of the Borough of Gibbsboro, does hereby certify that there are adequate funds available Account # 5-01-26-300-099.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

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IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk



**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING A CONTRACT WITH HYPERION TREE SERVICE, INC. FOR TREE  
REMOVAL SERVICES AT VARIOUS LOCATIONS IN THE BOROUGH OF  
GIBBSBORO**

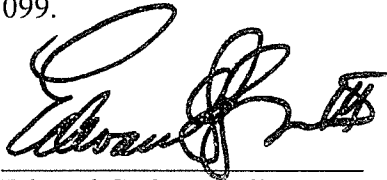
**WHEREAS**, the Borough of Gibbsboro held a public bidding March 20, 2025 for tree removal services at various locations in the Borough of Gibbsboro and;

**WHEREAS**, the Borough of Gibbsboro received five (5) bids for the project with the lowest responsible bidder being Hyperion Tree Service, Inc. in the amount of \$6490.00 and;

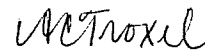
**WHEREAS**, the Borough of Gibbsboro is to award Hyperion Tree Service, Inc., P.O. Box 569, Moorestown, New Jersey, 08057, for tree removal services at various locations and;

**NOW, THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey on this 26<sup>th</sup> day of March, 2025 to Hyperion Tree Service, Inc. is awarded a contract for tree removal services at various locations in the Borough of Gibbsboro in the amount of \$6490.00

**BE IT FURTHER RESOLVED** that Albert Stanley, Chief Financial Officer of the Borough of Gibbsboro, does hereby certify that there are adequate funds available Account # 5-01-26-310-099.



Edward G. Campbell, III  
Mayor



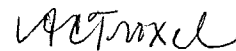
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
AUTHORIZING A ONE-YEAR CONTRACT WITH GREG SMITH TREE SERVICE  
LLC FOR TWO-HOUR EMERGENCY TREE REMOVAL SERVICES IN THE  
BOROUGH OF GIBBSBORO**

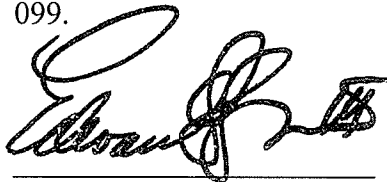
**WHEREAS**, the Borough of Gibbsboro held a public bidding March 20, 2025 for two-hour emergency tree removal services in the Borough of Gibbsboro and;

**WHEREAS**, the Borough of Gibbsboro received three (3) bids for the project with the lowest responsible bidder being Greg Smith Tree Service LLC in the amount of \$0 fixed rate to respond, and \$459 hourly rate for removal services and;

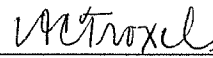
**WHEREAS**, the Borough of Gibbsboro is to award Greg Smith Tree Service LLC, 2200 N. East Avenue, Vineland, New Jersey, 08360, for two-hour emergency tree removal services and;

**NOW, THEREFORE BE IT RESOLVED** by the Borough Council of the Borough of Gibbsboro, County of Camden and State of New Jersey on this 26<sup>th</sup> day of March, 2025 to Greg Smith Tree Service LLC is awarded a one-year contract for two-hour emergency tree removal services in the Borough of Gibbsboro in the amount of \$0 fixed rate to respond, and \$459 hourly rate for removal services.

**BE IT FURTHER RESOLVED** that Albert Stanley, Chief Financial Officer of the Borough of Gibbsboro, does hereby certify that there are adequate funds available Account # 5-01-26-310-099.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

RESOLUTION AUTHORIZING A ONE-YEAR CONTRACT WITH GREG SMITH TREE SERVICE LLC FOR  
TWO-HOUR EMERGENCY TREE REMOVAL SERVICES IN THE BOROUGH OF GIBBSBORO

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



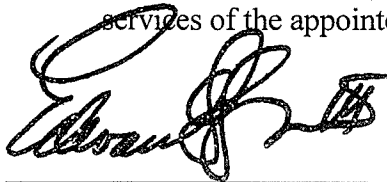
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Amy C. Troxel, RMC  
Borough Clerk


**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
APPOINTING TYLER GOODMAN AS A REGULAR FULL TIME POLICE OFFICER  
TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY  
PERIOD**

**BE IT RESOLVED** that Mayor and Council of the Borough of Gibbsboro, County of Camden, State of New Jersey as follows:

- 1) THAT TYLER GOODMAN is hereby appointed as a Regular Police Officer to the Gibbsboro Police Department at the academy recruit rate of \$35,000/annual (through June 30, 2025) and \$35,875/annual (effective July 1, 2025).
- 2) THAT the appointment carries a probationary period of one year, during which the appointee is not considered a permanent employee as provided in N.J.S.A. 40A:14-147.
- 3) THAT this appointment is further conditioned upon the execution of a pre-employment agreement, satisfactory completion of a background investigation by the Chief of Police, physical examination, psychological evaluation (if deemed necessary), completion of academy and field training, successful firearms qualification on the department's weapons, satisfactory completion of K-55 radar training and any other training deemed necessary by the Chief of Police to function as a Gibbsboro Police Officer.
- 4) THAT the failure of the appointee to comply with any of the conditions of appointment or if at any time during the probationary period the conduct or capacity of the appointee has not been satisfactory, the appointee may be terminated by Resolution of the Governing Body without trial. The appointee shall be served with a copy of such Resolution terminating the services of the appointee.



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

RESOLUTION APPOINTING TYLER GOODMAN AS A REGULAR FULL TIME POLICE OFFICER  
TO THE GIBBSBORO POLICE DEPARTMENT FOR A ONE YEAR PROBATIONARY PERIOD

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



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Amy C. Troxel, RMC  
Borough Clerk

2025-3-80

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
PERMITTING THE EXCLUSION OF THE PUBLIC FROM A SESSION OF THE  
BOROUGH COUNCIL MEETING FOR THE DISCUSSION OF LITIGATION**

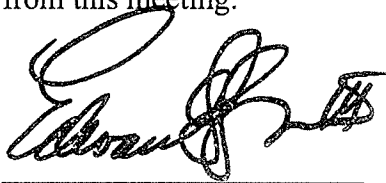
**WHEREAS**, the Open Public Meetings Act, P. L. 1975, Chapter 231 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist; and

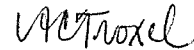
**WHEREAS**, the Governing Body wishes to discuss Litigation; and

**WHEREAS**, minutes will be kept and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes can be made public.

**NOW THEREFORE BE IT RESOLVED** by the Mayor and Borough Council of the Borough of Gibbsboro in the County of Camden, and the State of New Jersey that the public be excluded from this meeting.



Edward G. Campbell, III  
Mayor



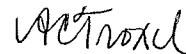
Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

I HEREBY CERTIFY, that the foregoing resolution is a true copy of a resolution adopted by Mayor and Council of the Borough of Gibbsboro, New Jersey at their meeting held March 26, 2025.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk

**RESOLUTION OF THE BOROUGH OF GIBBSBORO  
APPROVING A SETTLEMENT OF CHALLENGES TO THE BOROUGH OF  
GIBBSBORO'S FOURTH ROUND FAIR SHARE COMMITMENT**

**WHEREAS**, the Department of Community Affairs (the "DCA") released a report with the calculation of the regional and municipal Prospective Need and the municipal Present Need for the Fourth Round on October 18, 2024; and

**WHEREAS**, the DCA report concluded that the Borough of Gibbsboro's ("Gibbsboro" or the "Borough") fair share obligations for the Fourth Round included a Present Need of 14 units and a Prospective Need of 47 units; and

**WHEREAS**, the Borough of Gibbsboro timely passed and subsequently filed a resolution of participation proposing an affordable housing obligation for the Fourth Round to include Present Need of 2 units and a Prospective Need of 34 units; and

**WHEREAS**, Fair Share Housing Center ("FSHC") filed an objection to the Borough of Gibbsboro resolution on February 28, 2025, which the Borough of Gibbsboro disputes; and

**WHEREAS**, within the Affordable Housing Dispute Resolution Program ("Program") established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Gibbsboro's Fourth Round Present Need and Prospective Need obligations, without either party admitting the validity of the others' claims; and

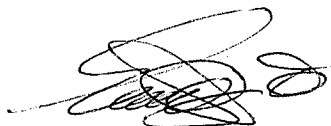
**WHEREAS**, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the Borough of Gibbsboro and FSHC have agreed that DCA's calculation of 14 units for Gibbsboro's Fourth Round Present Need is appropriate, subject to any windshield survey the Borough performs and that 40 units is within the range of possibilities of outcomes for Gibbsboro's Fourth Round Prospective Need; and

**NOW, THEREFORE, BE IT RESOLVED**, on this 26<sup>th</sup> day of March, 2025 by the Borough Council of the Borough of Gibbsboro, Camden County, State of New Jersey, as follows:

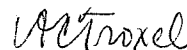
1. The Borough of Gibbsboro hereby approves the settlement agreement with Fair Share Housing Center to resolve In The Matter of The Application of The Borough of Gibbsboro, Docket No. CAM-L-227-25.
2. The Borough of Gibbsboro authorizes the signing of the Mediation Agreement Before the Affordable Housing Dispute Resolution Program.

This resolution shall take effect immediately according to law.

RESOLUTION APPROVING A SETTLEMENT OF CHALLENGES TO THE BOROUGH OF GIBBSBORO'S  
FOURTH ROUND FAIR SHARE COMMITMENT



Edward G. Campbell, III  
Mayor



Amy C. Troxel, RMC  
Borough Clerk

	AYE	NAY	ABSENT	ABSTAIN
BROWN	✓			
DETERDING	✓			
KARCSH	✓			
RICKERT	✓			
RITZ	✓			
WERNER	✓			

Adopted: March 26, 2025

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IN WITNESS THEREOF, I have hereunto set my hand and affixed the seal of this Borough.



Amy C. Troxel, RMC  
Borough Clerk